

140.A

Map

0003

Block

0008.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 569,900 /

USE VALUE: 569,900 /

ASSESSed: 569,900 /

Total Card /

Total Parcel

569,900

569,900

569,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		HIGHLAND AVE, ARLINGTON

Unit #: 1

Owner 1: JOHNSON GWEN M

Owner 2:

Owner 3:

Street 1: 67 HIGHLAND AVENUE #1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

OWNERSHIP

Owner 1: WHITNEY SARAH E -

Owner 2: -

Street 1: 67 HIGHLAND AVENUE #1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

PREVIOUS OWNER

Owner 1: WHITNEY SARAH E -

Owner 2: -

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NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Wood Shingle Exterior and 1215 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7025																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	567,100	2,800		569,900
Total Card	0.000	567,100	2,800		569,900
Total Parcel	0.000	567,100	2,800		569,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	469.05	/Parcel:	469.05

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	567,100	2800	.		569,900		Year end	12/23/2021
2021	102	FV	551,200	2800	.		554,000		Year End Roll	12/10/2020
2020	102	FV	543,200	2800	.		546,000	546,000	Year End Roll	12/18/2019
2019	102	FV	534,500	2800	.		537,300	537,300	Year End Roll	1/3/2019
2018	102	FV	474,200	2800	.		477,000	477,000	Year End Roll	12/20/2017
2017	102	FV	433,400	2800	.		436,200	436,200	Year End Roll	1/3/2017
2016	102	FV	433,400	2800	.		436,200	436,200	Year End	1/4/2016
2015	102	FV	401,400	2800	.		404,200	404,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITNEY SARAH E	60645-528		12/4/2012		400,000	No	No		
SCHREINER ANDRE	57052-477		6/28/2011	Change>Sale	370,000	No	No		
KILMARTIN MATTH	44637-437		2/14/2005		373,900	No	No		
MACKEY DAVID S	35877-168		7/12/2002		319,000	No	No		
MILLON HADRIAN	28765-362		6/29/1998		189,000	No	No	Y	

TAX DISTRICT

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BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/3/2013	472	Manual	11,257	C				
2/5/2013	153	Redo Kit	18,000	C				
2/21/2012	150	New Wind	18,500	C				replace 24 windows
1/9/2012	24	Manual	2,807					air sealing & insu

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Measured	DGM	D Mann
6/12/2013	Info Fm Prmt	EMK	Ellen K
5/22/2013	Info Fm Prmt	EMK	Ellen K
5/13/2000	Inspected	197	PATRIOT
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

155281

GIS Ref

GIS Ref

Insp Date

08/16/18

!10857!

PRINT

Date

Time

12/30/21

11:28:31

LAST REV

Date

Time

08/16/18

15:18:24

danam

10857

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

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MACKEY DAVID S	35877-168		7/12/2002						

Type:	99	- Condo Conv	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	2	- Conc. Block	
Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	GREY		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

CONDO CONVERSION 1991 641-0095, Building
Number 1.

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1900	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G14	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Excellent
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	67 - 7025

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM	s: 6			BR	s: 2		Baths:	1		HB	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GV - Good-VG	10.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	10.8 %

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj \$ / SQ:	407.592
Other Features:	82750
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	635771
Depreciation:	68663
Depreciated Total:	567108

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	RMS	BRS	FL
1	6	2	0
Totals			
1	6	2	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X10	A	GD	1930	40.00	T	30	102			2,800			2,800

More: N	Total Yard Items:	2,800	Total Special Features:		Total:	2,800
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,215	407.590	495,22
Net Sketched Area:		1,215	Total:	495,22
Size Ad	1215 Gross Area	1215	FinArea	1215

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
24						
24						
15						

IMAGE

AssessPro Patriot Properties, Inc

